

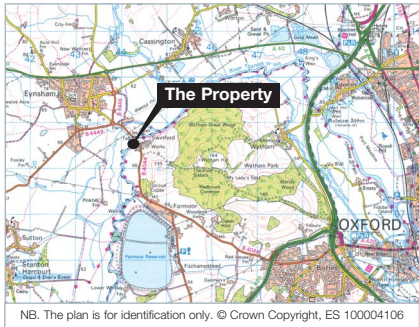
# Eynsham

## Swinford Toll Bridge

### Oxfordshire OX29 4BX

- **Freehold Toll Bridge, Toll Cottage and Land Investment**
- The bridge is governed by its own Act of Parliament and does NOT attract Income Tax, Capital Gains Tax, VAT or Inheritance Tax
- An average of circa 3.93 million vehicles pass over the bridge each year
- Further taxable income from moorings and car parking
- Annual gross income of circa £195,000

**8 WEEK COMPLETION PERIOD AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Swinford Toll Bridge lies in open countryside on the B4044 approximately half a mile south of the attractive village of Eynsham and just north of Swinford. The B4044 provides a link between the A40, which is about a mile to the north and the A420 to the south. Oxford city centre is about 6 miles away and the B4044 is a popular route with commuters and is particularly busy during 'rush hour'.

**Description**  
This attractive Grade II\* Listed bridge comprises a dual track stone built structure with nine arches spanning the River Thames and its adjacent flood plain. There is a toll booth on the northern end of the bridge from which tolls are manually collected. Adjacent to the bridge is a two storey Grade II Listed Cotswold stone built cottage. Access to the cottage is via a tarmac car park providing circa 12 car spaces which is included in the sale. There is further land extending to some 4.36 acres which comprises the river bank with a frontage of 290 metres and amenity land including a block of woodland. The river frontage includes twelve seasonal moorings which are licensed to boat owners from 1st April to 13th October each year.

**The Business**  
The last 5 years have shown a steady flow of just under 4 million vehicles passing over the bridge each year. The collection hours are currently between 7.00 a.m. – 9.00 p.m. and within the collection hours, between 3.35 to 3.5 million vehicles have passed annually over the bridge in this period.

This produces a gross toll income of circa £190,000 each year. The tolls are not collected overnight but there may be an opportunity to install an automatic barrier and pay machine for this purpose, which could result in a further revenue of circa £25,000 per annum. There is also taxable income derived from the seasonal moorings and car parking which has recently been in the range of £4,000 to 6,000 per annum.

Over the last few years there has been an operating surplus of between £95,468 and £113,487, part of which is reserved for bridge repairs and will be transferred to a new owner. The Swinford Bridge (Revision of Tolls and Traffic Classification) Order came into effect on 27th November 1994 setting the level of tolls. This information is available on our website. The toll cottage is occupied under a Service Tenancy by the toll manager and there are occupational licences in respect of the area of the woodland and the seasonal moorings.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack and full information pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Block Viewings**  
Block viewings have been arranged for Tuesday 17th, Friday 20th and Thursday 26th November. Please contact Charlie Mason on 0207 629 6700.

